003.A	0004	0031.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	525,600 /	525,600
USE VALUE:	525,600 /	525,600
ASSESSED:	525,600 /	525,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	GALLAGHER ROGER J
Owner 2:	GALLAGHER ABIGAIL GUEDES
Owner 3:	
Street 1:	31 VARNUM ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILSON NEIL L -
Owner 2:	-
Street 1:	31 VARNUM ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Vinyl Exterior and 1072 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	525,600			525,600
Total Card	0.000	525,600			525,600
Total Parcel	0.000	525,600			525,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.30 | /Parcel: 490.30

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	280801
GIS Ref	
GIS Ref	
Insp Date	01/16/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 003.A-0004-0031.2

!15341!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	525,600	0	.		525,600		Year end	12/23/2021
2021	102	FV	510,500	0	.		510,500		Year End Roll	12/10/2020
2020	102	FV	502,900	0	.		502,900	502,900	Year End Roll	12/18/2019
2019	102	FV	522,600	0	.		522,600	522,600	Year End Roll	1/3/2019
2018	102	FV	462,100	0	.		462,100	462,100	Year End Roll	12/20/2017
2017	102	FV	421,100	0	.		421,100	421,100	Year End Roll	1/3/2017
2016	102	FV	421,100	0	.		421,100	421,100	Year End	1/4/2016
2015	102	FV	349,100	0	.		349,100	349,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:35:48

LAST REV

Date	Time
03/24/21	08:16:48

mmcmakin

USER DEFINED

Prior Id # 1:	3061
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15341

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON NEIL L,	160-31	1	1/8/2021		475,000	No	No		
MARQUIS JILL C	132-76		10/23/2014		456,000	No	No		
O BRIEN JILL C,	124-44		1/18/2013	Convenience	1	No	No		
SCHWARTZBERG ST	95-58		8/1/2006		311,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2016	591	Porch	3,500					REPAIR PORCH
9/5/2012	1110	Re-Roof	12,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2021	SQ Mailed	MM	Mary M
1/16/2014	Measured	BR	B Rossignol
4/10/2013	Info Fm Prmt	EMK	Ellen K
3/19/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7862													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	LT GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	33.400001526
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99960202
Adj $ / SQ:	411.586
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.16999996
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645714
Depreciation:	120103
Depreciated Total:	525611

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	2
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	529.71
Special Features:	0	Val/Su Net:	490.30
Final Total:	525600	Val/Su SzAd	490.30

SKETCH

UnSketched SubAreas:
GLA: 1072,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,072	411.590	441,220

Net Sketched Area:	1,072			Total:	441,220
Size Ad	1072	Gross Area	1072	FinArea	1072

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

003.A-0004-0031.2

IMAGE

AssessPro Patriot Properties, Inc